

SYLLABUS

Institute of Social Sciences

Course Code	Course Title		Credits	ECTS Value
Law 573	Lease Agreements		3	8
Prerequisite Courses:	None			
Course Language:	Turkish	Course Delivery Mode:	Online	
Course Type and Level:	Elective/Master's			
Instructor's Title, Name, and Surname		Course Hours	Office Hours	Contact
Prof. Dr. Umut Yeniocak		Tuesday 5:30 PM – 8:30 PM	Wednesday 1:30 PM – 3:00 PM	umutyeniocak@cag.edu.tr
Course Coordinator:	Prof. Dr. Umut Yeniocak			
Course Objectives: This course aims to examine in depth the types of lease contracts regulated under the Turkish Code of Obligations (ordinary lease, residential and roofed workplace leases, usufructuary lease), their features, the rights and obligations of the parties, the termination of lease contracts and the disputes arising in practice. Students are expected to develop the ability to critically evaluate doctrinal developments and case law and to propose solutions with a comparative law perspective.				
Course Learning Outcomes	Upon successful completion of this course, the student will be able to;		Relations	
			Program Outcomes	Net Contribution
	1	Explains the elements and types of a rental agreement.	1,2	5,5
	2	Analyses the rights and obligations of the parties within the framework of the provisions of the TCO No. 6098.	1,2,3	5,5,5
	3	Interprets the special provisions regarding residential and commercial property leases.	3,4,5	4,4,4
	4	Evaluates the circumstances under which a rental agreement may terminate and the resulting consequences.	2,3,7	4,4,4
	5	Develops solutions to current issues in tenancy law in light of court rulings.	4,5,8	5,5,5
	6	Embraces the importance of upholding ethical values in lease agreements.	7,8	4,4
7				
Course Content:	Definition and elements of lease contracts; types of lease contracts; rights and obligations of the parties; determination and adaptation of the rent; protection of the tenant in residential and roofed workplace leases; usufructuary lease; termination of lease contracts; grounds for eviction and judicial processes; recent Court of Cassation decisions; comparative law on lease contracts.			
Course Schedule (Weekly Plan)				
Week	Topic	Preparation	Teaching Methods and Techniques	
1	General information about the objectives and content of the course	-	Lecture	
2	Formation of lease contracts	Turkish Code of Obligations No. 6098	Lecture, Discussion	
3	Distinction between residential and roofed workplace leases and ordinary leases	Turkish Code of Obligations No. 6098	Lecture, Discussion	

4	Rent determination lawsuit	Turkish Code of Obligations No. 6098	Lecture, Student Presentation, Discussion
5	Lessor's obligations and default	Turkish Code of Obligations No. 6098	Lecture, Student Presentation, Discussion
6	Lessee's obligations and default	Turkish Code of Obligations No. 6098	Lecture, Student Presentation, Discussion
7	Special situations in lease contracts	Turkish Code of Obligations No. 6098	Lecture, Student Presentation, Case Analysis
8	Midterm Exam		
9	Transfer of lease contract	Turkish Code of Obligations No. 6098	Lecture, Student Presentation, Discussion
10	Termination of lease contract	Turkish Code of Obligations No. 6098	Lecture, Student Presentation, Case Analysis
11	Ordinary termination grounds	Turkish Code of Obligations No. 6098	Lecture, Student Presentation, Discussion
12	Extraordinary termination grounds	Turkish Code of Obligations No. 6098	Lecture, Student Presentation, Discussion
13	Grounds specific to residential and roofed workplace leases	Turkish Code of Obligations No. 6098	Lecture, Student Presentation, Case Analysis
14	Consequences of termination of lease contract	Turkish Code of Obligations No. 6098	Lecture, Student Presentation, Case Analysis
15	Usufructuary lease	Turkish Code of Obligations No. 6098	Lecture, Student Presentation, Discussion
16	Final Exam		

Course Resources

Textbook:	Umut Yeniocak, Kira Bedelinin Belirlenmesi Kira Tespit ve Kira Uyarılma Davaları Umut Yeniocak, Konut ve Çatılı İş Yeri Kiralarında Fesih ve Tahliye Davaları
Recommended References:	Faruk Acar, Kira Hukuku Şerhi Murat İnceoğlu, Kira Hukuku

Course Assessment and Evaluation

Activities	Number	Percentile	Notes
Midterm Exam			
Project			
Assignment			
Presentation	1	%40	
Portfolio			
Final	1	%60	

ECTS Table

Content	Number	Hours	Total
Course Duration	14	3	42
Out-of-Class Study	14	7	98
Assignment			
Presentation	1	35	35
Project			

Midterm Exam (Midterm Exam Duration + Midterm Exam Preparation)			
Final Exam (Final Exam Duration + Final Exam Preparation)	1	50	50
Total:			225
Total / 30:			7,5
ECTS Credit:			8